



MATRIX

1Q23 Results Presentation

Aug 2022

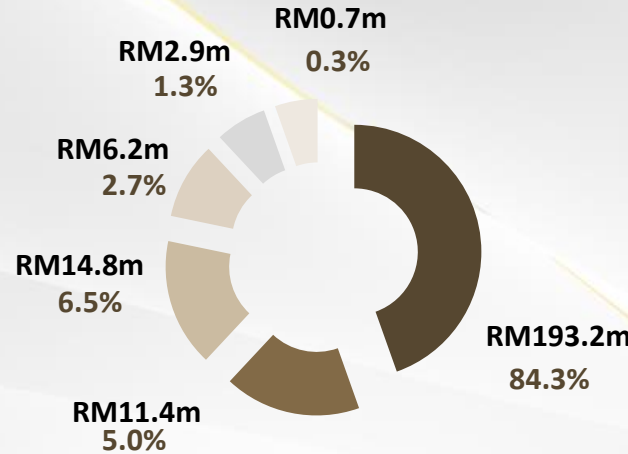
1Q23 Financial Highlights



Revenue
RM229.3m
 YoY Growth ↑ 40.3%

Profit Before Tax
RM63.8m
 YoY Growth ↑ 49.5%

Net Profit Attributable to Equity Holders
RM47.0m
 YoY Growth ↑ 48.4%



Segment	YoY Change
Negeri Sembilan developments	↑ 48.1% YoY
Klang Valley developments	↓ 33.4% YoY
Johor developments	↓ 84.5% YoY
Hospitality	↑ 35.9% YoY
Education	↓ 10.1% YoY
Others	N/A



FY23
 Dividend Per Share
3.0 sen



Total Dividend Pay-out
RM25.0m
 54.2% of 1Q23 PAT



Net Gearing Ratio:
0.04x

1Q23 Operations Review



New Property Sales

RM309.2 mil



Average Take-up Rate (units)

89.7%



Unbilled Sales

RM1.3 bil



Total Landbank:

2,235.0 acres

Total GDV:

RM15.7 bil

Projects Launched

1Q23
RM317.2m

NS Dev	RM317.2m
Johor Dev	-
Others	-

Ongoing Projects

1Q23
RM3,076.8m

NS Dev	RM2,561.7 m
Johor Dev	RM189.7m
Others	RM325.5m

Projects Completed

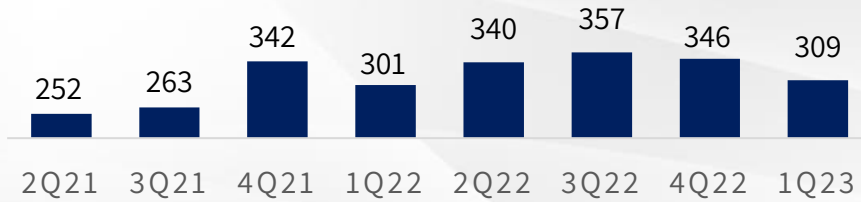
1Q23
RM50.5m

NS Dev	RM0
Johor Dev	RM50.5
Others	RM0

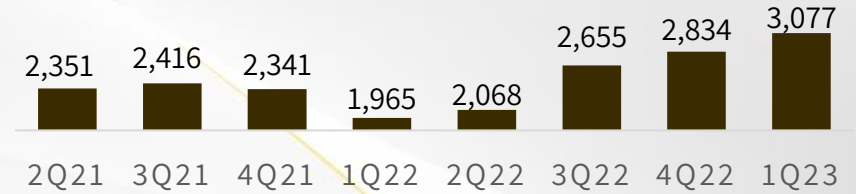
1Q23 Performance Snapshot



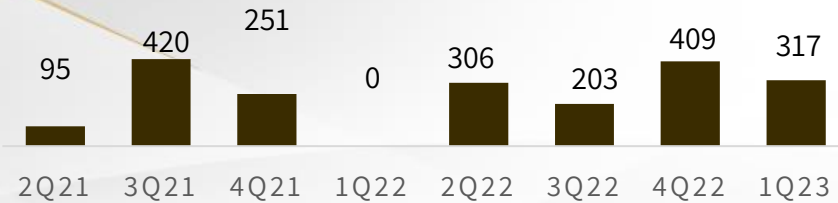
Total Value of Properties Sold
1Q23: RM309.2m
 1Q22: RM300.9m



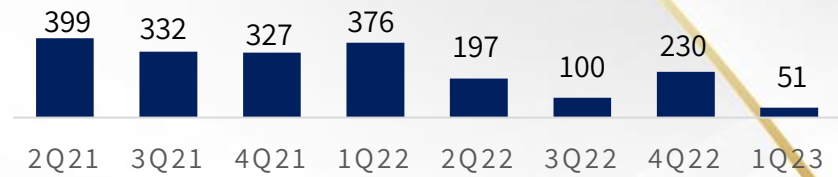
Ongoing GDV (under construction)
RM3,076.8m as at 30.6.22
 (RM2,834.0m as at 31.3.22)



Projects Launched
1Q23: RM317.2m
 1Q22: RM0



Projects Completed
1Q23: RM50.5m
 1Q22: RM375.9m



Unbilled Sales
RM1,311.4m as at 30.6.22
 (RM1,295.1m as at 31.3.22)

Average Take-up (units) (excl. STV)
89.7%
 As at 30.6.22

Bandar Sri Sendayan @ Sendayan Developments

Residential and Commercial Properties



Updates:

- New sales of RM245.3m in 1Q23 (1Q22: RM246.3m)
- Average take-up rate of 89.5% for ongoing projects
- Unbilled sales stood at RM1,102.8m as at 30 Jun 2022

RM'mil	1Q22	2Q22	3Q22	4Q22	1Q23
Start-Quarter GDV	1,635.2	1,258.9	1,367.7	1,570.6	1,649.3
Less Completed Projects	375.9	197.2	-	330.8	-
Add New Launches	-	306.0	202.6	409.3	317.2
Add GDV Adjustment	-0.4	-	0.3	0.2	-23.0
End-Quarter GDV	1,258.9	1,367.7	1,570.6	1,649.3	1,943.5
New Sales	246.2	321.0	325.7	302.8	245.3
Total Take-up GDV	1,126.7	1,195.7	1,474.7	1,451.6	1,718.0
Take-up Rate	89.5%	87.4%	93.9%	88.0%	88.4%
Unbilled Sales (including completed projects)	775.5	906.0	1,073.6	1,097.2	1,160.09

1Q23 Launches

Project Name	Type	Units	GDV (RM'mil)
Nusari Aman 3	DST	219	127.1
Bayu Sutera 3 (Precinct 1B)	DST	190	122.1
Tiara Sendayan 12 (P14A)	DST	80	32.5

Sendayan Tech Valley @ Bandar Sri Sendayan

Industrial Properties



Updates:

- New sales of RM33.0m in 1Q23 (1Q22: RM0)
- Unbilled sales of RM66.7m
- 14.5 acres of industrial land and STV BizPark with factory lots remain unsold

Project Name	Net Sealable land (acres)	Take-up rate	Est. GDV (RM'mil)	Status
Sendayan Tech Valley 1	221.0	100%	227.5	Fully sold
Sendayan Tech Valley 2	417.9	98.8%	619.2	Ready for Sale
Sendayan Tech Valley 3	103.0	100.0%	135.1	Fully Sold
STV Biz	6.08	100.0%	35.50	Fully Sold
Total	748.0	99.4%	1,016.8	



Total GDV (STV1,2,3, Biz):

RM1,016.8m



Net Saleable Land (STV1,2,3)

748.0 acres



Bandar Seri Impian

Residential and Commercial Properties

 **Updates:**

- New sales of RM19.8m in 1Q23 (1Q22: RM23.6m)
- Average take-up rate of 75.2% for three ongoing projects
- Unbilled sales stood at RM57.3m as at 30 June 2022

RM'mil	1Q22	2Q22	3Q22	4Q22	1Q23
Start-Quarter GDV	240.0	240.2	240.2	240.2	240.2
Less Completed Projects	-	-	-	-	50.5
Add New Launches	-	-	-	-	-
Add GDV Adjustment	0.2	-	-	-	-
End-Quarter GDV	240.2	240.2	240.2	240.2	189.7
New Sales	23.6	11.6	27.6	-5.3	19.8
Total take-up	142	147	88.5	83.6	142.5
Take-up Rate	59.1%	61.2%	71.7%	68.4%	75.2%
Unbilled Sales (including completed projects)	74.3	75.9	77.8	63.2	57.3

Chambers KL

High-Rise Residential and Commercial Apartment

Updates:

- Current take-up rate of 89.7%
- Unbilled sales stood at RM81.0m as at 30 Jun 2022

Project summary:

- Launched in August 2018 with GDV of RM322.7m
- Mixed development with 513 units of residential and commercial lots
- Located within close proximity of Putra World Trade Centre and Sunway Putra Mall

Project Name	Type	Units	GDV (RM'mil)
Chambers KL	Service Apartment	509	322.7
	Commercial Lots	4	



M. Greenvale

Sub-divided Bungalow Lots

Updates:

- Achieved 100% take up rate in April 2021
- Completion delayed to October 2022
- Retention walls and all inground works has been completed

Project summary:

- GDV of AUD24.6mil (est. RM76.1mil)
- 79 sub-divided bungalow lots with sizes ranging from 186 to 420 square meters, spread across a 10-acre parcel
- Located adjacent to the verdant 430-acre Greenvale Reservoir Park.

Project Name	Type	Units	GDV (AUD'mil)
M. Greenvale	Residential lots	79	27.8



M333 St Kilda

12-Storey Mixed Development

Updates:

- Exclusive launch preview in Singapore, Malaysia, Hong Kong and Melbourne beginning May 2022
- Official launch in July of 2022
- Construction of sales gallery is completed

Project Summary:

- 8-storey mixed development on 0.6-acre land
- Less than 8km from Melbourne CBD and home to numerous landmarks
- Within walking distance to iconic attractions such as the St Kilda Beach and Esplanade, St Kilda Botanical Gardens and Luna Park
- Estimated GDV of AUD76.9mil (est. RM237.9mil)



Project Name	Type	GDV (AUD'mil)
M333 St Kilda	Mixed Development	76.9

Menara Syariah, Indonesia

29-storey 2 blocks of premium office towers and retail podium



Updates:

- Piling works at Menara Syariah completed
- Structural works for both towers have been completed; scheduled for completion in 4Q of FY23



Project Summary:

- Located in Islamic Financial District at Pantai Indah Kapuk 2, an international waterfront township located along the Coastal Growth Corridor in North Jakarta
- World-class business premise, promoting a unique identity with modern, productive and future-ready workspace
- GDV of USD250mil (est. RM1.0b) on 1.4 hectares of prime CBD area
- Participation via 30% shareholding in joint venture with an Indonesian conglomerate and a major private property developer



Project Name	Type	GDV (USD'mil)
Menara Syariah	Mixed Development	250 (RM1.0bil)

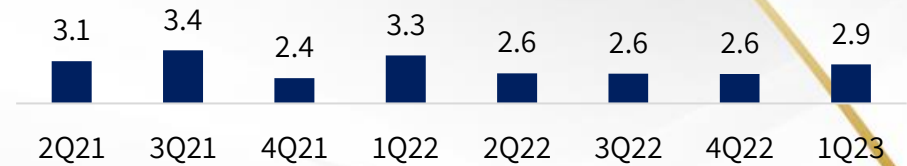


Matrix Global Schools

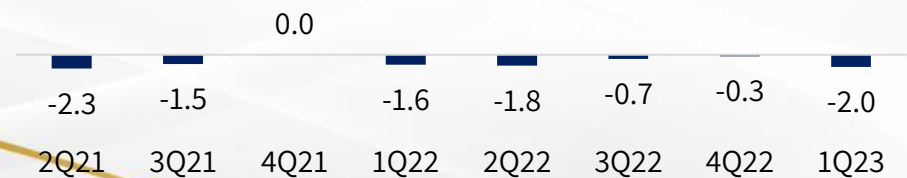
Updates:

- 636 students enrolled as at 30 June 2022:
 - **Matrix International School:** 194 Students
 - **Matrix Private School:** 348 students
 - **Matrix Preschool:** 94 students
- Revenue for 1Q23 dropped by 10.1% to RM2.9 million
- Loss before interest and tax for 1Q23 decreased to RM2.0 mil (1Q22: LBIT of RM1.6 mil),
- Signs of gradual recovery as students and teachers have returned

Revenue from Education (RM'mil)



E/LBIT from Education (RM'mil)





d'Tempat Country Club

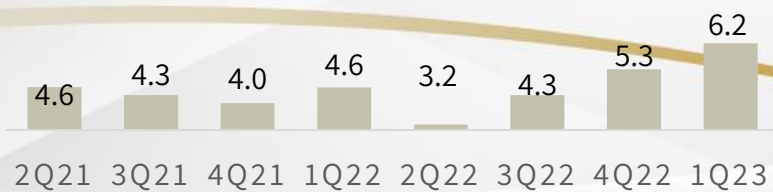
- Recognized as a premier lifestyle and entertainment venue in Seremban
- Event/banquet hall bookings gradually recovering
- Revenue generated from continued membership subscription and events



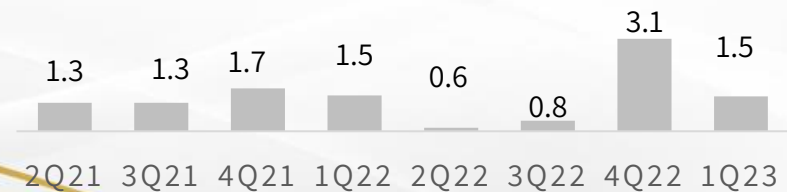
d'Sora Boutique Business Hotel

- Ideal for business travelers due to close proximity to Seremban city and Kuala Lumpur International Airport
- Demand gradually returning to pre-pandemic levels
- Average occupancy rate of 67.2% in 1Q23

Revenue from Hospitality (RM'mil)



EBIT from Hospitality (RM'mil)



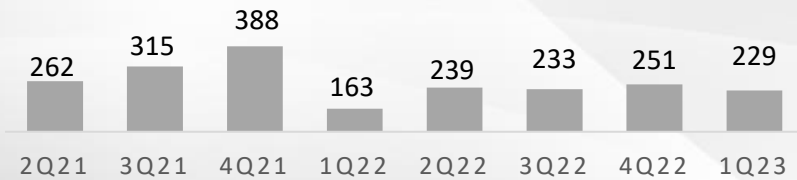
Income Statement



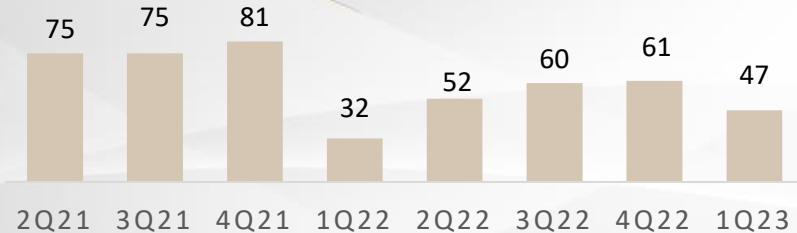
Highlights:

- 1Q23 revenue grew 40.3% to RM229.3 mil and net profit leaped 51.6% to RM46.2 mil, was driven by higher revenue contribution from residential and commercial properties, primarily from the Group's flagship Sendayan Developments, as well as industrial properties sales at Sendayan TechValley
- Recorded improved gross margin of 47.7% during the quarter, compared to 35.1% in the previous year, while 1Q23 net profit margin improved to 20.5% as compared to 13.8% in the previous year, attributed to favourable product mix from residential and industrial projects

Quarterly Revenue (RM'mil)



Quarterly Net Profit (RM'mil)

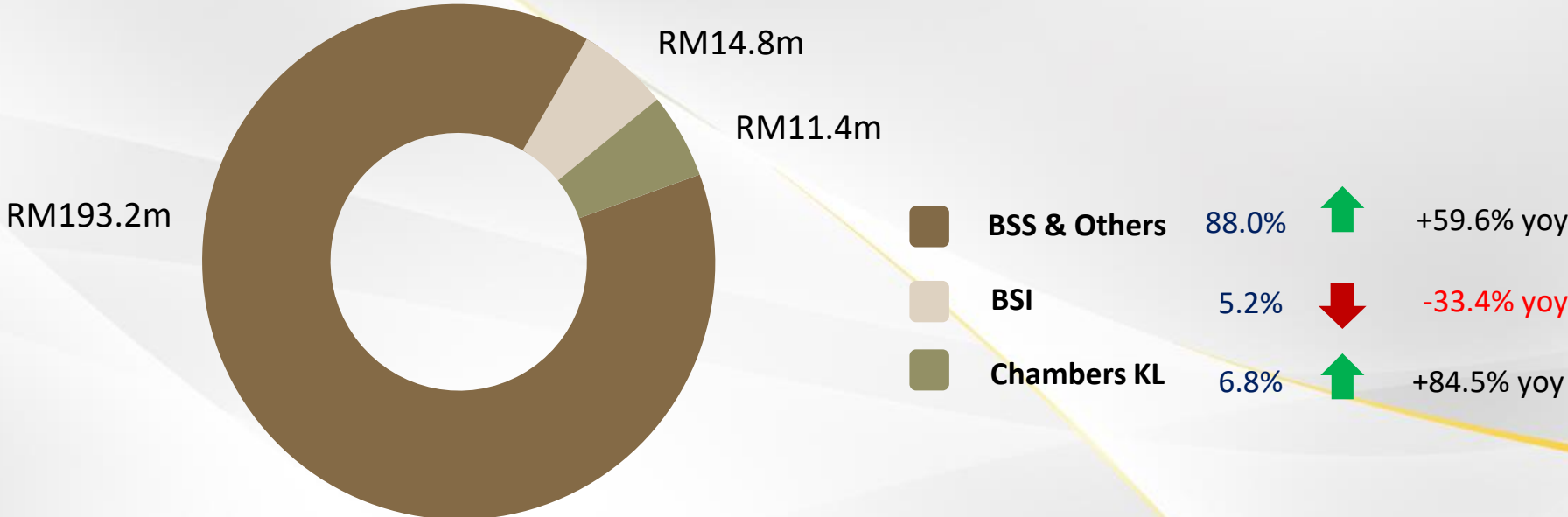


1Q23 to 30.6.22	1Q22 to 30.6.21	Change	RM 'mil	FY22 to 31.3.22	FY21 to 31.3.21	Change
229.3	163.4	40.3%	Revenue	892.4	1,127.6	(20.9%)
109.3	80.5	35.7%	Gross Profit	490.4	565.2	(13.2%)
47.7%	49.3%	1.6 pt	<i>Gross Profit margin</i>	55.0%	50.1%	4.8 pt
66.6	46.1	44.5%	EBITDA	291.9	383.4	(23.9%)
29.1%	28.2%	0.9 pt	<i>EBITDA margin</i>	32.7%	34.0%	(1.3) pt
63.8	42.7	49.5%	PBT	268.4	340.8	(21.2%)
27.8%	26.1%	1.7 pt	<i>PBT margin</i>	30.1%	30.2%	(0.1) pt
47.0	31.7	48.4%	PATMI	205.2	262.2	(21.7%)
20.5%	19.4%	1.1 pt	<i>Net margin</i>	23.0%	23.3%	(0.3) pt
5.6	3.8	47.6%	Basic EPS (sen)	24.6	31.4	(21.7%)

Revenue Segmentation (by project)



1Q23
Development Revenue:
RM219.4 million

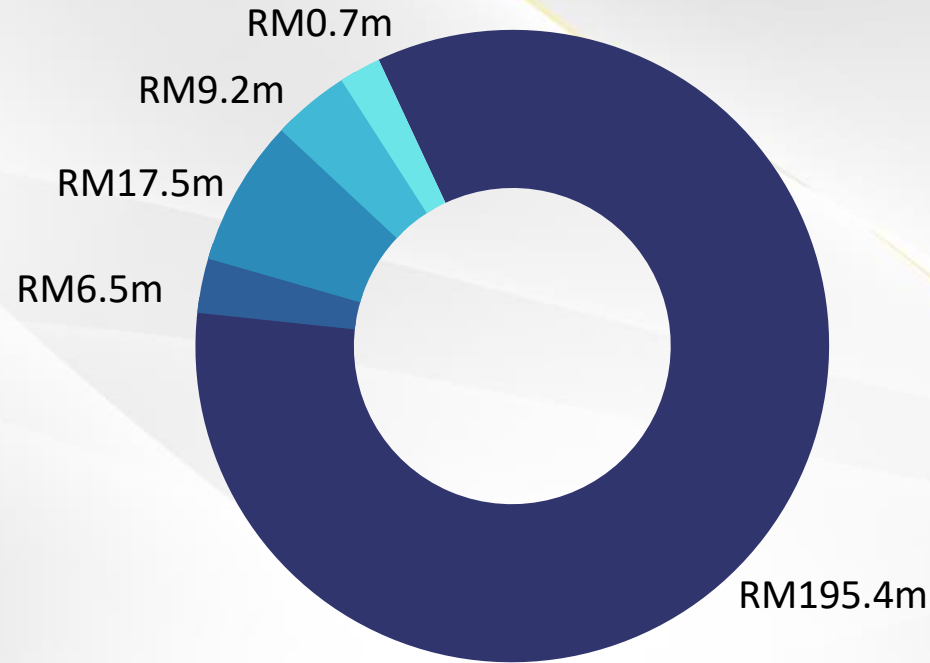


Location		1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23	
		RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%
NS	BSS & Others	130.4	83.8%	213.0	91.1%	203.7	90.1%	232.8	88.9%	193.2	88.0%
Johor	BSI	8.0	5.2%	10.1	4.3%	9.5	4.2%	18.13	7.5%	14.8	6.8%
Others	Chambers KL	17.1	11.0%	10.6	4.5%	13.0	5.7%	8.68	3.6%	11.4	5.2%
Total		155.6	100%	233.7	100%	226.2	100%	242.1	100%	219.4	100%

Revenue Segmentation (by type)



Group Revenue:
RM229.3million



Type	Percentage	Trend	YoY Change
Residential	85.2%	↑	33.6% yoy
Commercial	2.8%	↑	5.4% yoy
Industrial	7.6%	↑	451.7% yoy
Investment	4.0%	↑	25.6% yoy
Others	0.3%		N/A

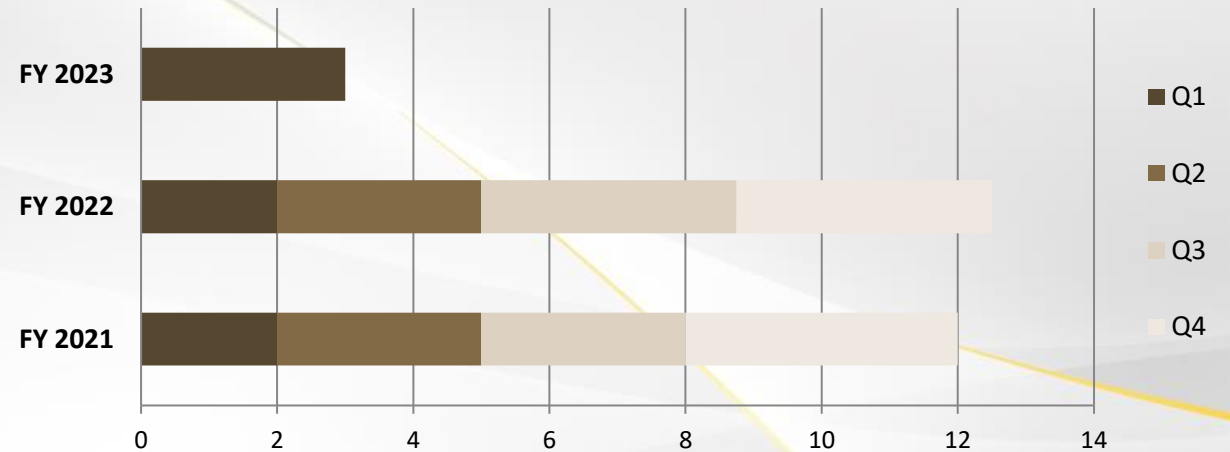
Type	1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23	
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%
Residential	146.3	89.5%	195.9	81.8%	219.6	94.2%	173.1	69.0%	195.4	85.2%
Commercial	6.2	3.8%	7.2	3.0%	4.1	1.8%	3.5	1.4%	6.5	2.8%
Industrial	3.2	1.9%	30.6	12.8%	2.5	1.1%	65.6	26.2%	17.5	7.6%
Investment	7.8	4.8%	5.8	2.4%	6.9	3.0%	8.7	3.4%	9.2	4.0%
Others	0	0	0	0	0	0	0	0	0.7	0.3%
Total	163.4	100%	239.5	100%	233.1	100%	250.8	100%	229.3	100%

Dividend Payout Summary

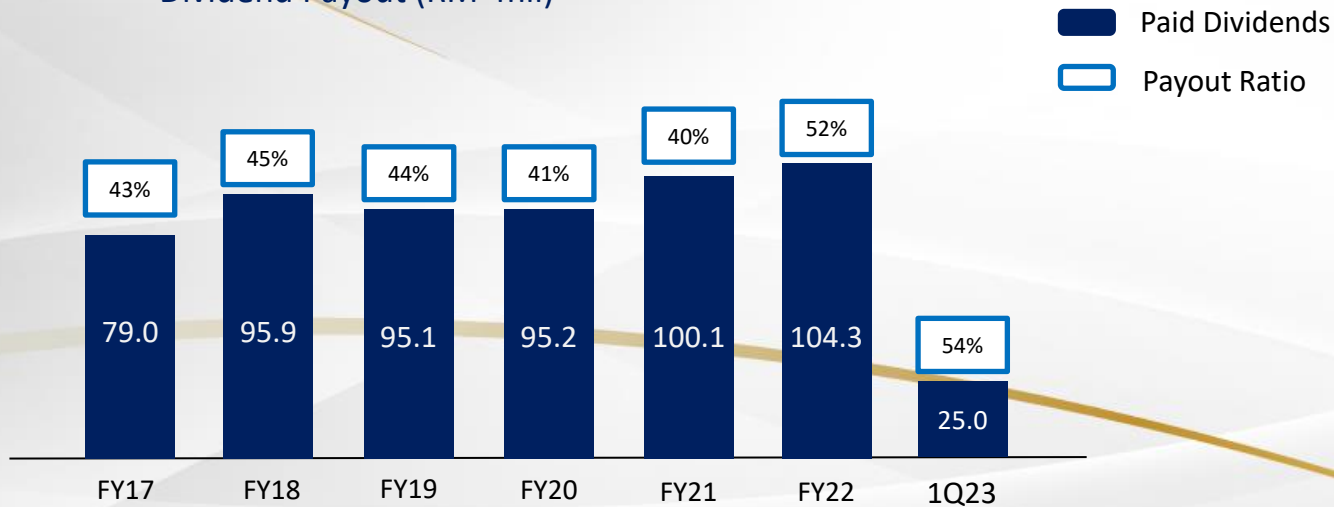


Consistent quarterly
payout
since 2013

Dividend Pay Out per Share (sen)



Dividend Payout (RM 'mil)



54.2%
payout
of 1Q23
profit after tax

Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2023 GDV (RM 'm)				FY2024 GDV (RM 'm)			
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
STV Biz	33 unit Semi-D Factory Commercial Lot	35.5							
Nusari Aman 3	219 unit 2-storey terrace house	127.1							
Hijayu (Residence) Phase 2	210 unit 2-storey terrace houses			159.0					
Hijayu (Resort Villa) Phase 1,2,3	46 unit 2-storey bungalows		110.0						
Laman Sendayan 5 (Precint 3)	20 unit 1-storey terrace shop		27.5						
Bayu Sutera 3(Precint 1B)	190 unit residential houses	122.1							
Bayu Sutera 4 (Precint 4A-1)	227 unit residential houses		123.6						
Bayu Sutera 5 (Precint 1A)	193 unit residential houses			110.0					
Tiara Sendayan 12	80 unit 2-storey terrace house	32.5							
Tiara Sendayan 14B	79 unit 2-storey terrace houses		42.0						
Bukit Eka (Precinct 3A)	244 unit 2-storey terrace houses				97.6				
Bukit Eka (Precinct 3B)	135 unit 2-storey & 52 unit 1-storey terrace houses			67.0					
Bukit Eka (Precinct 5)	229 unit 1-storey terrace house				57.3				
Casa Sendayan	192 unit 2-storey & 60 unit 2-storey shop house/ Gerai				148.0				
		1,259.2							



Total targeted launches in FY2023:
RM1,727.8m

- Launched
- To be launched

Immediate Pipeline Launches (Bandar Seri Impian & Others)

Projects	No. of Units/Type	FY2023 GDV (RM 'm)				FY2024 GDV (RM 'm)				
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
<u>Bandar Seri Impian</u>										
Impiana Bayu 3B 1	195 units 2 storey terrace houses		93.6							
<u>Other</u>										
Cheras Land	1 service apartment			375.0						
Total		468.6								



Total targeted launches in FY2023:

RM1,727.8m

- Launched
- To be launched



Share Price @
19 Aug 2022

RM2.29



Number of Shares ('m)

834.2



Market Cap @
19 Aug 2022

RM1,910m



PE ratio (TTM)

8.7x



EV/EBITDA (TTM)

6.4x



Dividend Yield (FY2022)

5.5%



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THANK YOU

Summary of Projects

Project	Acres	GDV (RM 'm)
Bandar Sri Sendayan		
Completed ¹	1,639.2	6,791.9
Ongoing ²	875.8	2,561.7
Future ^{3,4}	848.4	3,304.4
Total	3,363.5	12,658.1
Bandar Seri Impian		
Completed	537.9	1,410.9
Ongoing	28.4	189.7
Future ⁵	437.3	2,028.2
Total	1,003.6	3,628.8
Other Projects		
Completed	1,274.9	1,604.8
Ongoing ⁶	2.2	325.5
Future ^{7,8}	43.0	1,327.9
Total	1,320.2	3,258.2

Notes:

1. Includes total GDV and net saleable acreage for STV1 & 3 (GDV: RM362.6m / 324.5ac), Tiara Biz (GDV: RM49.4m / 9.6ac), Ara Sendayan Phases 4,5 &7 (GDV: RM315.3m / 53.3ac)

2. Includes ready for sale sub-centres at Nusari Bayu (GDV: RM7.0m / 3.0ac), Nusari Hijayu (GDV: RM12m / 8.1ac), Sub Centre @ STV 1A (GDV: RM63.3m / 39.7ac) and STV 2 & Biz Park, STV Biz (GDV: RM653.7m / 424.0ac), Nusari Bayu 2 (GDV: RM115.9m / 23.1 ac)

3. Includes GDV for land purchases at Labu (Bukit Eka Development, GDV: RM704.4m on 237.0ac) and Rasah Kemayan [Ara Sendayan Development Phases 7 Precinct 3A2(2) and Precinct 2B, GDV RM7.0m on remaining undeveloped 1.8ac]; Bayu Sutera (GDV: RM884.9m / 137.0ac), Tiara Sendayan 10-14 (GDV: RM92.8m/44.4ac), Eka Height project 1 & 2 (GDV: RM1.3b / 371.8ac)

4. Does not include potential GDV for Sendayan Icon Park (estimated more than RM6 billion), landbank acquisition of Tiara Sendayan Extension (30.1ac), Irama Sendayan (65.8ac), Sendayan Extension (151.0 ac)

5. Includes BSI 2 (GDV: RM1,200m / 309.5ac)

6. Comprises Chambers KL (GDV: RM322.7m / 1.0ac), and PKL Phase 2 (GDV: RM2.8m / 1.2ac)

7. Includes 2 high-rise residences in Puchong (GDV: RM800m / 11.3ac), third phase of Residensi SIGC, high-rise residences in Cheras (GDV: RM400m / 5.2ac), Cove Bay –PD (GDV: RM50m / 4.6ac), Taman Anggerik Tenggara (GDV: RM77.9m/ 11.4m)

8. Does not include landbank acquisition of Damansara Perdana Land (5.5ac)

Ongoing Projects: Sendayan Developments (as at 30 June 2022)

Project	Type	Site Area (Acres)	No. of Units	Take-up rate (units)	Est. GDV (RM'M)	Unbilled Sales (RM'Million)	Commenced (Month/Year)	Expected Completion (Month/Year)
Sub Centre @ Nusari Hijayu	Comm Lot	8.1	2	0%	12.0	n/a	Ready for Sale	
Sub Centre @ STV 1A	Ind Lot	39.7	13	100%	63.3	n/a	Ready for Sale	
STV Biz	SDF	6.1	32	100%	33.0	30.8	Apr-22	Mar-24
	Comm Lot		1	100%	2.5			
Sendayan Tech Valley 2	Ind Lot	417.9	83	77%	618.2	29.7	Ready for Sale	
Sub Centre @ Nusari Bayu	Comm Lot	3.0	2	50%	7.0	70.4	Ready for Sale	
Nusari Bayu 2	DST	23.1	192	100%	115.9		Jan-21	Dec-22
Nusari Aman 3	DST	17.0	219	35%	127.1	41.9	May-22	Apr-24
Hijayu (Residence) Phase 1 (Parcel 2)	DST	15.3	183	75%	133.6	86.0	Oct-21	Sep-23
Laman Sendayan 1	SST	38.4	162	100%	40.1	0.4	Aug-20	Jul-22
	DST		144	100%	54.6			
Laman Sendayan 2	SST	41.8	160	100%	48.4	37.0	Nov-20	Oct-22
	DST		220	100%	90.2			
Laman Sendayan 3	DST	30.3	274	100%	123.0	56.3	Jul-21	Jun-23
Laman Sendayan 4	DST	29.4	266	100%	131.2	95.5	Sep-21	Aug-23
Laman Biz	SSTS	4.5	20	100%	12.6	11.5	Jan-22	Dec-23
Tiara Sendayan 7 (Precinct 6)	DST	37.9	278	100%	141.8	70.5	Oct-20	Sep-22
Tiara Sendayan 8 (Precinct 7)	DST	25.9	254	100%	135.3	104.8	Feb-21	Jan-23
Tiara Sendayan 9	DST	8.6	90	100%	51.7	36.3	Aug-21	Jul-23
Tiara Sendayan 10	SST	24.4	280	100%	69.0	58.2	Oct-21	Sep-23
Tiara Sendayan 11	SST	17.1	143	100%	37.7	51.5	Jan-22	Dec-23
	DST		53	100%	21.0			
Tiara Sendayan 12 (P14A)	DST	8.2	80	55%	32.5	16.6	May-22	Apr-24
Bayu Sutera 1 (Precinct 2B)	DST	34.9	325	100%	194.3	130.1	Jan-22	Dec-23
Bayu Sutera 2 (Precinct 2A)	DST	22.6	255	75%	143.6	94.5	Mar-22	Feb-24
Bayu Sutera 3 (Precinct 1B)	DST	21.6	190	65%	122.1	73.3	Apr-22	Feb-24
Total		875.8	3,921.0	90.0%	2,561.7	1,095.4		

¹ Unbilled sales does not include completed projects of Metropark 2B (RM4.9m), Hijayu Aman P1 & P2 (RM14.1m) Hijayu Resort Homes Phase 5 (RM6.9m), Hijayu Residences Phase 1 (Parcel 1) [RM18.0m], Ara Sendayan (RM16.3m), Tiara 2, 4 & 6 (RM2.9m) and Tiara Biz (RM4.6m)

Ongoing Projects: Bandar Seri Impian (as at 30 June 2022)

Project	Type	Site Area (Acres)	No. of Units	Take-up rate (units)	Est. GDV (RM' mil)	Unbilled Sales (RM' mil)	Commencement (Month/Year)	Expected Completion (Month/Year)
Impiana Bayu 3B2(Phase 1)	DST	6.9	111	100%	50.0	17.9	Nov-19	Dec-21
Impiana Bayu 3B2(Phase 2)	DST	6.7	110	96%	54.7		Oct-20	Sep-22
Impiana Damai 2A	DST	14.8	124	52%	85.0	21.0	Dec-20	Nov-22
Total		28.4	345.0	81.4%	189.7	39.3		

¹ Unbilled sales does not include completed projects of Impiana Square 1 (RM9.3m), Impiana Bayu 3A (RM8.6m)

Ongoing Projects: Others (as at 30 June 2022)

Project	Type	Site Area (Acres)	No. of Units	Take-up rate (units)	Est GDV (RM' mil)	Unbilled Sales (RM' mil)	Commencement (Month/Year)	Expected Completion
Lobak Commercial Centre Phase 2	Comm Lots	1.2	2	100%	2.8	n/a	Ready for sale	
Chambers KL (PWTC)	Serv Apart	1.0	509	90%	316.4	80.1	Aug-18	Jul-22
	Comm lots		4	0%	6.3		Aug-18	Jul-22
Total		2.2	515	87.4%	325.5	80.1		

¹ Unbilled sales does not include completed projects of Residensi SIGC – Phase 1 (RM3.0m) and Residensi SIGC Phase 1B (RM0.7m)

Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Est GDV (RM' mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Sendayan Merchant Square 1 (Phase 3)	Comm Lot	1.3	2	3.9	Ready for sale	
Hijayu Resort Villa (Phase 1-3)	DSB	15.6	46	110.00	Aug-22 & Aug-23	Jul-24 & Jul-25
Hijayu Residence (Phase 2)	DST	21.5	210	159.00	Oct-22 & Oct-23	Sep-24 & Sep-25
Sendayan Merchant Square 2	DSSO	40.0	244	365.6	tba	tba
	Comm Lot		4	67.8		
Sendayan Metropark 3	DSSO	5.1	61	78.0	tba	tba
Sendayan Icon Park	Icon City	116.4	1	Estimated more than RM6b	tba	tba
RMMK @ TBS	SST	4.5	60	4.8	tba	tba
Sendayan Aman (RMMK)	SST	26.5	182	14.5	tba	tba
Laman Sendayan 5 (Precint 3)	Town House	19.6	250	27.46	Jul-22	Jun-24
Suriaman Biz	Comm Lot	1.6	2	4.8	Ready for sales	
Sendayan Metropark 2A	Comm Lot	0.8	1	2.4	tba	tba
Bayu Sutera 5 (Precint 1A)	Residential	137.0	193	110.00	Oct-22	Sep-24
Bayu Sutera 4 (Precint 4A-1)			227	123.60	Jul-22	Jun-24
Bayu Sutera 6 (Precint 4A-2)			198	108.7	Jul-23	Jun-25
Bayu Sutera 7&8 (Precint 3 & 4B)			655	542.6	tba	tba
Tiara Sendayan 10	TH	15.4	228	18.9	tba	tba
Tiara Sendayan 11		14.5	266	22.0		
Tiara Sendayan 12		6.4	120	9.9		
Tiara Sendayan 14B	DST	8.1	79	42.00	Aug-22	Jun-24

Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Est GDV (RM' mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Ara Sendayan (Phase 7) Precint 3A2(2)	DSB	1.0	1	2.0	tba	tba
Ara Sendayan (Phase 7) Precint 2B	DSSD	0.8	2	5.0	tba	tba
	DSB					
Ara Sendayan - Agriculture Lot	Agriculture	15.6	8	22.1	Ready for sales	
Eka Height 1 (Precint 1)	DST	44.3	348	160.1	tba	tba
Eka Height 1 (Precinct 2)	DST	48.1	365	167.9	tba	tba
Eka Height 1 (Precinct 3A)	DST	30.7	244	97.60	Jan-23	Dec-24
Eka Height 1 (Precinct 3B)	DST	25.8	135	54.00	Oct-22	Sep-24
	SST		52	13.00		
Eka Height 1 (Precinct 4)	DST	32.3	262	115.2	tba	tba
Eka Height 1 (Precinct 5)	SST	24.3	229	57.30	Jan-23	Dec-24
Eka Height 1 (Precinct 6)	SST	26.0	272	21.8	tba	tba
Eka Biz	DSSH	5.6	26	17.5	tba	tba
Eka Height 2	MD	134.9	1100	607.0	tba	tba
Casa Sendayan	S/DST	24.7	192	147.96	Jan-23	Dec-24
	DSSH		60			
Total		848.4	6,325.0	3,304.4		

*Does not include Sendayan Icon Park (GDV: Estimated more than RM6b)

Future Projects: Bandar Seri Impian

Project	Type	Site Area (Acres)	No. of Units	Est. GDV (RM'mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Impiana Avenue Point	DSSO	4.4	60	19.2	tba	tba
Impiana Height (Phase 2 & 3)	DSB	9.1	18	33.4	tba	tba
	DSSD		6	7.5		
	SSB		14	14.0		
	SSSD		8	6.0		
Impiane Bayu 2 (Phase 5)	Comm Lot	2.3	1	2.5	Ready for sale	
Impiana Alam	DSSD	29.9	158	134.0	tba	tba
	DSSO		30	20.0		
Impiana Biz	DSSO	3.6	43	17.2	tba	tba
	Retail		1	0.1		
Impiana Square (Phase 2 to 5)	DSSO	46.8	283	340.5	Ready for sale	
	Comm Lot		1	40.2		
Impiana Damai 2B	DST	13.0	154	100.0	tba	tba
Impiana Bayu 3B 1	DST	18.8	195	93.6	Sep-22	Aug-25
BSI 2	DST	309.5	2,500	1,200.0	tba	tba
Total		437.3	3,472.0	2,028.2		

Future Projects: Others

Project	Type	Site Area (acres)	No. of Units	Est. GDV (RM'mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Residensi SIGC	DSB	3.5	14	25.0	tba	tba
Cove Bay - PD	DSSD	4.6	26	46.0	tba	tba
	DSB		2	4.0		
Taman Anggerik Tenggara	DST	18.4	240	77.9	tba	tba
Puchong high-rise residential development	SA	5.5	1	400.0	tba	tba
Puchong high-rise residential development	SA	5.4	1	400.0	tba	tba
Cheras high-rise residential development	SA	5.2	1	375.0	Nov-22	Oct-26
Total		43.0	285	1,327.9		

FY2023 New Launches

Project	Type	Site Area (Acres)	Units Launched	Take-up rate (units)	Est GDV (RM' mil)	Unbilled Sales (RM' mil)	Commencement (Month/Year)	Expected Completion (Month/Year)
STV Biz	SDF	6.1	32	100%	33.0	30.8	Apr-22	Mar-24
	Comm Lot		1	100%	2.5			
Nusari Aman 3	DST	17.0	219	35%	127.1	41.9	Jan-21	Dec-22
Bayu Sutera 3 (Precinct 1B)	DST	21.6	190	65%	122.1	73.3	Apr-22	Feb-24
Tiara Sendayan 12 (P14A)	DST	8.2	80	55%	32.5	16.6	May-22	Apr-24
TOTAL		52.8	522.0	53.1%	317.2	162.6		

Unsold Completed Stocks

Project	Type	Total Units Launched	GDV (RM Million)	Units Sold	Unsold Value (RM Million)	Completion (Month/Year)
Taman Gadong Jaya – Phase 4	DSSH	29	16	16	0.5	Sep-03
Sendayan MetroPark	CL	18	16	16	2.3	Dec-10
Nusari Aman 2A	SSS	1	0	0	1.0	Dec-11
Suriaman 2 (FNA Suriaman 2C)	DSSO	253	252	252	1.0	Feb-19
Tiara Biz 2	DSSH	26	78	24	1.6	Dec-20
Impiana Square (Phase 1)	DSSO	113	50.4	84	25.0	Aug-20
Impiana Bayu 3A	DST	83	24	67	12.4	May-22
Total		523.0	416.2	459	43.8	